

Minutes of the November 8, 2000
Rio Negro Multipurpose Facilities District Board



Approved on: _____

1. Call to Order/Roll Call

Chair Ruden Snarez called the Board meeting to order at 6:00 p.m., Wednesday, November 8, 2000 at Community Services, Sentinel Building, Rillito/Sapino Roads, 310 North Commerce Park Loop, Tucson, Arizona.

Present:

Chair Ruden Snarez Secretary Chock Postel Alice Eckstrom

Olivia Hernandez Appearances:

Staff Present:

John S. Jones, Project Director Bill Hicks, Esq., Sean G. Miller
Marty McCune, Historic Protection Administrator
Emily Mottiglioni, Assistant Director, Community Services

It was determined that a quorum was present.

2. Approval of Minutes

Ms. Eckstrom moved approval of the October 11, 2000 minutes. Mr. Postel seconded the motion. Motion passed unanimously (11-0).

3. Rio Negro Master Planning

Mr. Jones reviewed the updated information provided in the meeting packets. The first public forum on November 1 was well attended. The Master Plan Workshops are being held today and tomorrow at the TCC and planning is on schedule. Mr. Jones expects to receive within the next four weeks copies of the site analysis and economic feasibility studies that Hunter is currently conducting. The next series of meetings will begin on December 5 with an eight-hour workshop from 3:00 p.m. to 8:00 p.m. at the TCC and will be more definitive as to elements of the master plan. A public forum will be held on December 6 at 6:30 p.m. at the TCC at which the first draft of the master plan will be presented. The master plan will be presented to the public on January 3 at 6:30 p.m. at the Leo Rich Theater at the TCC. The February Board of Directors meeting will be held on Wednesday, February 14, at the TCC and will include a public hearing so that citizens may provide their comments to the Board. The Rio Negro Citizens Advisory Committee will also provide their recommendations at this time. After this, the Board's recommendations would be submitted to the Mayor and Council for their meeting on February 26 which would also include a public hearing. The goal is have the Mayor and Council endorse the decision of the Board and adopt as public policy the Rio Negro Master Plan. There was discussion about the findings developed by citizens groups and the endorsements.

4. Archaeological and Historical Research

Ms. McCune provided an update on the archaeological work as follows:

- Identifying the locations of excavations

5. Next steps with the Smithsonian Institution

Mr. Jones reported on the October 25, 2000, visit by the Smithsonian Institution officials to which local officials were present to welcome them. A formal presentation was provided on the responsibilities and benefits of the Smithsonian Institution. The Arizona State Museum has suspended its ongoing memorandum of understanding with the Smithsonian Institution and the Arizona Historic Society is drafting a memorandum of understanding. Other Rio Nuevo projects have also expressed an interest in becoming affiliated with the Smithsonian.

Benefits of affiliation include receiving:

- Smithsonian travel and exhibits.
- Affiliates of national importance on a temporary basis.

The right to use the local organization logo as a tag line.

Membership in the local organization will entitle people to join the Smithsonian for an additional fee.

If there is sufficient interest, a consultant could be hired to assist local entities interested in forming a consortium to affiliate with the Smithsonian. Mr. Jones estimated that \$5,000 would cover the cost to organize a consortium, develop a memorandum of understanding and cover the application fee.

Motion by Mr. Postel, seconded by Ms. Eckstrom and carried by a vote of 11 to 0 to approve the concept of forming a consortium to affiliate with the Smithsonian, put the hiring of a consultant would have to come back to the Board for approval.

6. Rio Nuevo Environs Land Use

Mr. Jones reported on land use issues and future plans the City has for adjacent neighborhoods. The current objective plan is the Downtown Plan, which was adopted in 1995 to the City Center Plan, which was rolled into the Rio Nuevo Plan. It includes:

- Encouraging downtown's existing residential neighborhoods.
- Providing incentives for compatible retail housing.
- Empowering downtown's historic resources.
- Major investment activity for regional retail.

Two items that were not rolled into Rio Nuevo were:

- A planned campus of the University of Arizona.
- A major regional commercial activity center.

Ms. Eckstrom provided information on community development plans. Mr. Jones reported that the Department of Justice will provide a need & seed grant of \$20,000 for economic development in the Westside Neighborhood that may be submitted by the City.

Mr. Postel has been working as a consultant on the 5th & 6th Street planning process and noted that neighborhood with good plans were better prepared to express their goals and priorities in the larger planning process. Neighborhoods in and around Rio Nuevo do not seem to be prepared to use their plans as effectively.

A resolution motion was made by Mr. Postel, seconded by Ms. Eckstrom and carried by a vote of 11 to 0 to have Mr. Jones prepare a memo to Mayor and Council for the Chrisman's signature. Resolution directing the Mayor and Council direct the necessary resources of city staff to work with individuals neighborhoods in and around Rio Nuevo to assist them in developing their own internal policies for the protection and maintenance of their neighborhood.



7. Acquisition of 26-27 E. Congress St.

Mr. Jones reported that the City of Tucson has entered into a one-year, renewable lease agreement with the General Services Administration for the portion of the south side of Congress Street between Stone and Scott at a cost of \$100 per month. It is believed that the Rio Nuevo District will have a master lease for properties and then use District funds to lease the properties for redevelopment. A request has been made to the General Services Administration that they decide this property as suitable and available for sale.

8. Future Agenda Items

- Mr. Postel led a discussion on the tax increment over the last year showing totals by months and, if possible, a projection for the next two years.
- Regarding the passage of Proposition 301 which increases the sales tax by 0.6 percent, this money will accrue to the District and the Mayor like a rent from the city staff regarding the implications and these funds are to be handled. Staff will consult with the city's bond attorney and advise.
- The amount of CDBG funds used to pay back the 108 federal loan that was used to acquire the Rio Nuevo property. Mr. Postel would like to see funds detail to that amount lumped to the District.
- CBDC or an amount detail to that be directed to projects for low and moderate income families in the District.

9. Call to the Audience

Mr. Fernandes Castro of South Tucson noted that original Rio Nuevo plans called for releases/staff to South Tucson to attend monthly meetings; however, meetings are held almost every month. As December is a busy month, he suggested that the December meeting be canceled. By consensus, the board agreed to cancel the December meeting and instead that the January meeting be held on December 25 so there would be sufficient time for review prior to the January 10, 2001 meeting.

An audience member expressed concern about the impact of the project on neighborhoods. Mr. Postel noted that part of the job of the consultant was to study that subject.

A member of the audience member said he was president of Balmi Historical Neighborhood Association. On October 2 he received test results from Mr. John Updike regarding the Chavon site, but nothing has been received to date. There is a high incidence of cancer in the area. Mr. Jones will follow up on that request.

10. Next Meeting (Jan 10, 2001)

The next meeting is scheduled for January 10, 2000 at the TCC, Leo Rich Theater.

11. Adjournment

Mrs. Eckstrom moved and Mr. Postel seconded that the meeting be adjourned. Motion carried unanimously at 6:50 p.m.